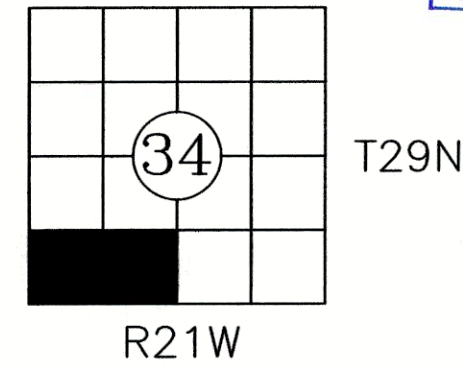


OWNER: PATRICK MACKIN

BY: TD&H ENGINEERING, INC.  
450 CORPORATE DRIVE SUITE 101  
KALISPELL, MT. 59901

PHONE: (406) 751-5246

DATE: APRIL, 2020

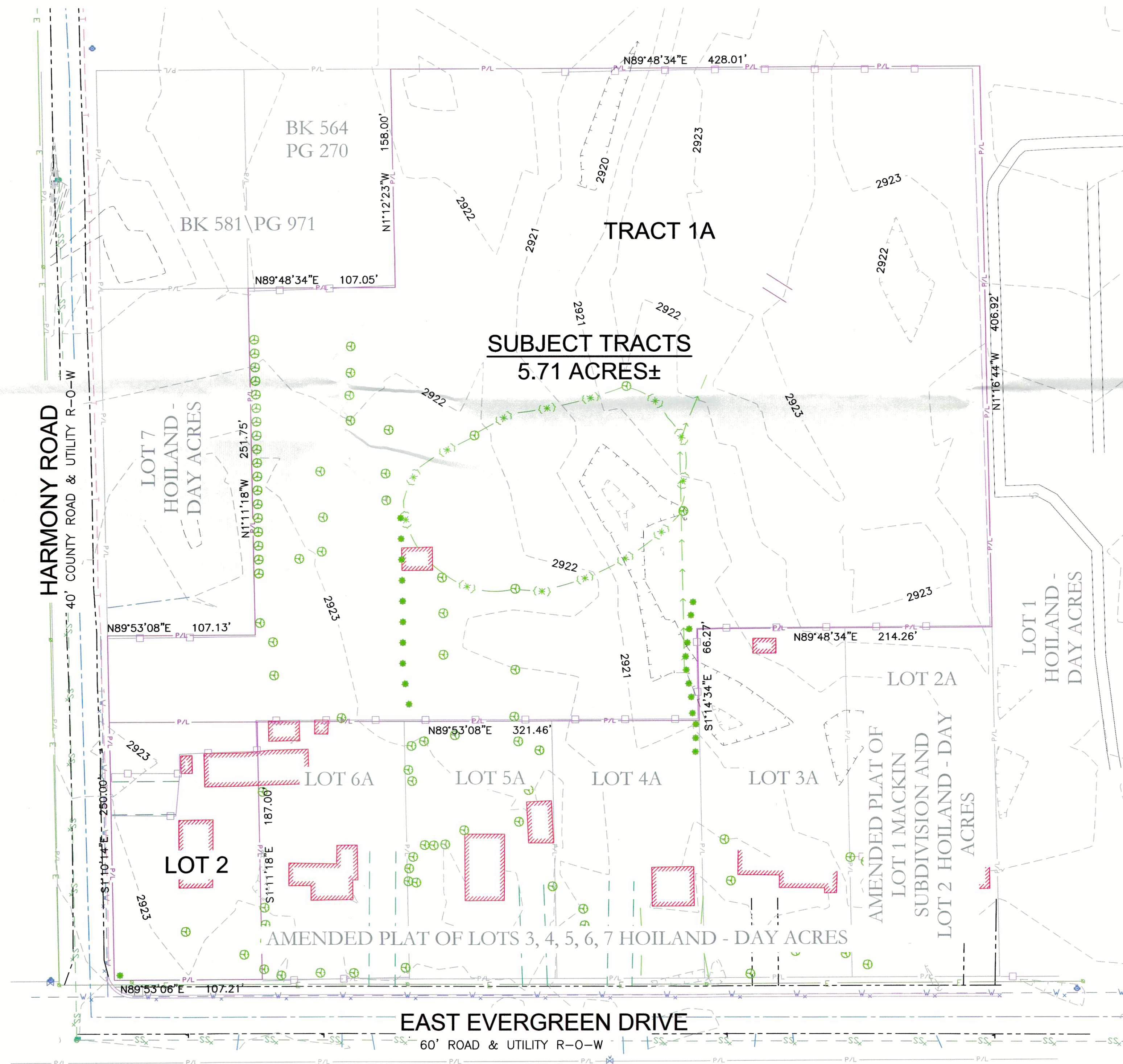
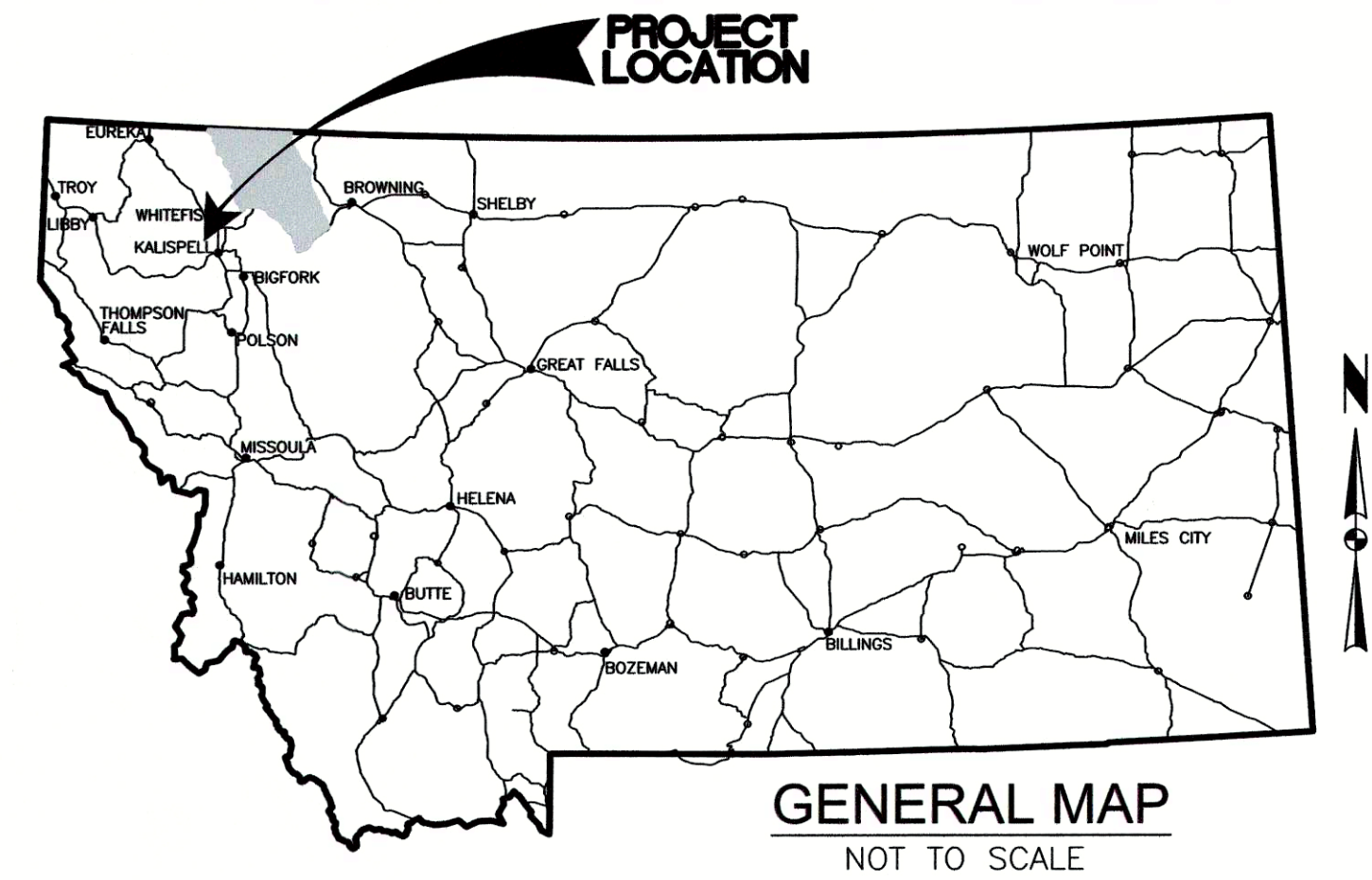


PRELIMINARY PLAT OF

# MACKIN TOWNHOMES

AN AMENDED PLAT OF LOT 1A OF THE AMENDED PLAT OF LOT 1 OF  
MACKIN SUBDIVISION AND LOT 2 OF HOILAND-DAY ACRES AND LOT 2 OF  
MACKIN SUBDIVISION, LOCATED IN THE SOUTH HALF OF THE SOUTHWEST  
QUARTER OF SECTION 34, TOWNSHIP 29 NORTH, RANGE 21 WEST, P.M.M.,  
FLATHEAD COUNTY, MONTANA.

## EXISTING CONDITIONS



### GENERAL NOTES

1. PROJECT IS LOCATED IN SECTION 34, T29N, R21W, PMM, FLATHEAD COUNTY, MONTANA. SUBJECT PROJECT AREA CONTAINS 5.71 ACRES±.
2. NATURAL FEATURES INCLUDE RELATIVELY FLAT TREED RAW LAND.
3. MUNICIPAL UTILITIES AND DRY UTILITIES EXIST IN THE ADJACENT RIGHT-OF-WAY.
4. DRAINAGE PATTERNS FOLLOW THE EXISTING TOPOGRAPHY. THERE ARE NO SWALES OR MANMADE STRUCTURES ON THE SUBJECT TRACTS.
5. A 40' RIGHT-OF-WAY EXISTS ON THE WESTERN BOUNDARY (HARMONY ROAD), 60' RIGHT-OF-WAY EXISTS ON THE SOUTHERN BOUNDARY (EAST EVERGREEN DRIVE), OF THE SUBJECT TRACTS.
6. SUBJECT PROPERTY CONTAINS NO SURFACE WATER RESOURCES.
7. SUBJECT PROPERTY DOES NOT CONTAIN SLOPES OF 15% OR GREATER.
8. SUBJECT PROPERTY CONTAINS NO BEDROCK OR ROCK OUTCROPPINGS.
9. SUBJECT PROPERTY CONTAINS NO KNOWN ARCHEOLOGICAL OR CULTURAL SITES.
10. SUBJECT PROPERTY CONTAINS NO WETLANDS OR DESIGNATED 100-YEAR FLOODPLAIN.
11. THIS TOPOGRAPHIC BASE MAP WAS GENERATED FROM ON GROUND MAPPING.

### FLOOD PLAIN

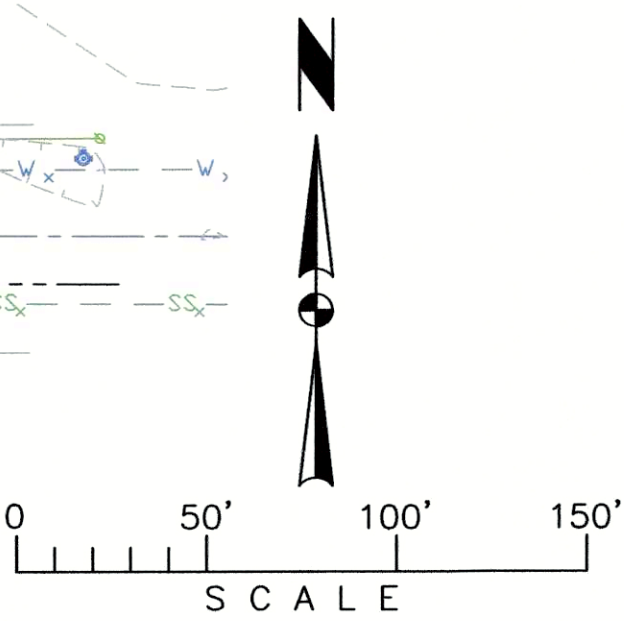
A PORTION OF THE PROPOSED DEVELOPMENT FALLS WITHIN A DESIGNATED FLOOD PLAIN AS SHOWN ON "FEMA FLOOD INSURANCE RATE MAP, FLATHEAD COUNTY, MONTANA, COMMUNITY-PANEL NUMBER 1810 OF 3475, MAP NUMBER 30029C1810J" EFFECTIVE DATE NOVEMBER 4, 2015. IT HAS SUBSEQUENTLY BEEN REMOVED BY A LETTER OF MAP ADJUSTMENT (LOMA) DATED DECEMBER 17, 2013, CASE NO. 14-08-0281A.

### LEGEND

- PERIMETER BOUNDARY
- CONTOUR LINE (2' INTERVAL)
- CONTOUR LINE (10' INTERVAL)
- CONTROL POINT
- EXISTING CURB & GUTTER
- EDGE OF ASPHALT
- GAS DELINEATOR POST
- UTILITY POLE
- TELEPHONE RISER
- SIGN
- TRAFFIC FLOW
- CULVERT
- EXISTING ELECTRIC
- EXISTING GAS
- EXISTING TELEPHONE
- WATER LINE
- EXISTING WATER LINE
- SANITARY SEWER LINE
- EXISTING SEWER LINE
- STORM DRAIN
- EXISTING STORM DRAIN
- FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- MANHOLE
- EXISTING MANHOLE
- EXISTING LOT LINE
- EXISTING INLET
- NEW LOT LINE
- EXISTING RIGHT-OF-WAY
- RIGHT-OF-WAY
- CHAIN LINK FENCE
- STREET LIGHT
- PROPERTY PIN
- TEST PIT LOCATION
- CONIFEROUS TREE
- DECIDUOUS TREE
- EXISTING CONCRETE
- RETAINING WALL

THIS IS A GENERAL LEGEND. NOT ALL ITEMS APPEARING IN IT WILL NECESSARILY APPEAR ON THE AFFIXED TOPOGRAPHIC MAP.

PARENT TRACTS LAYOUT





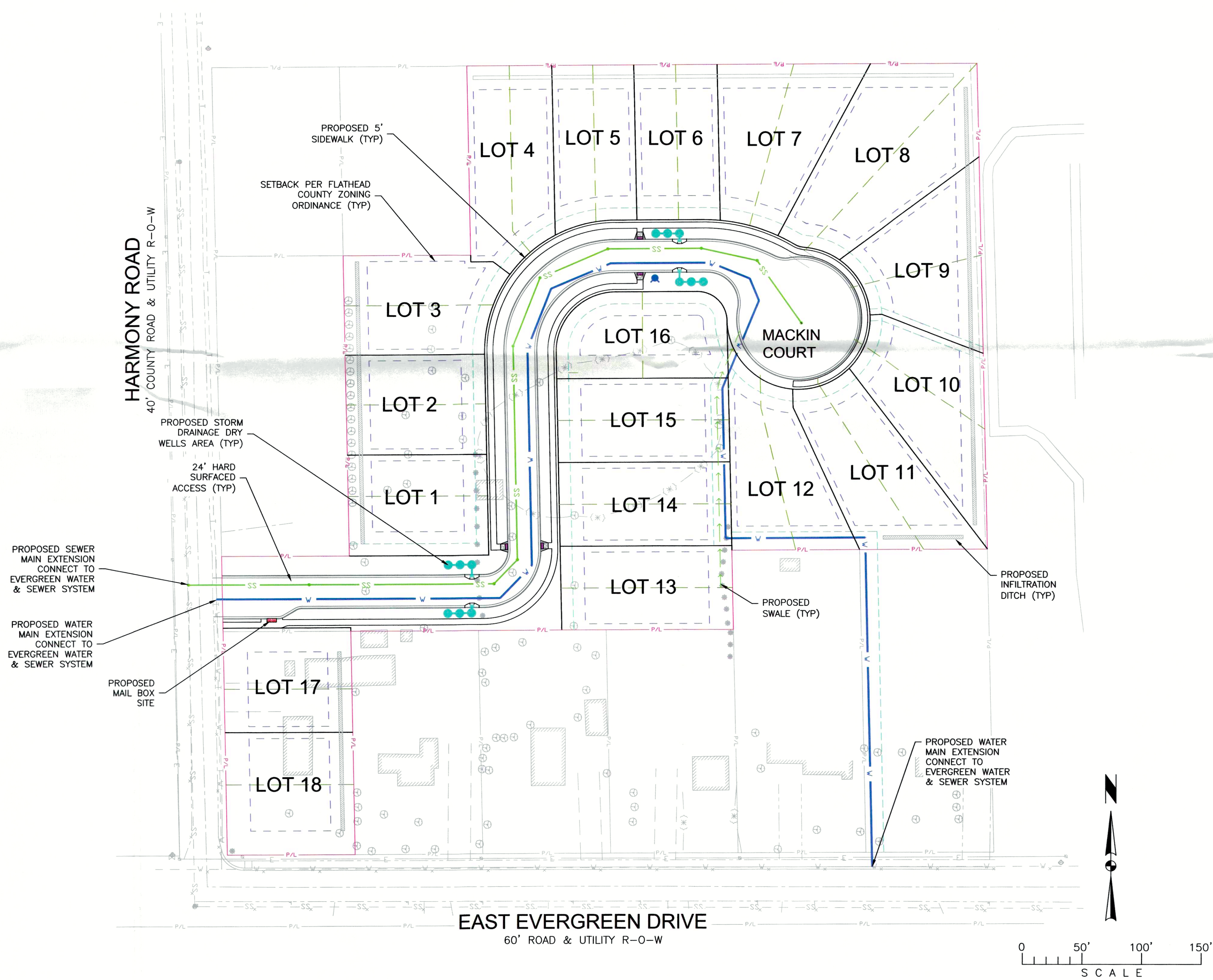
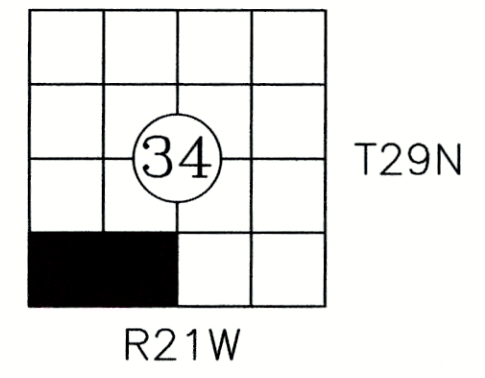
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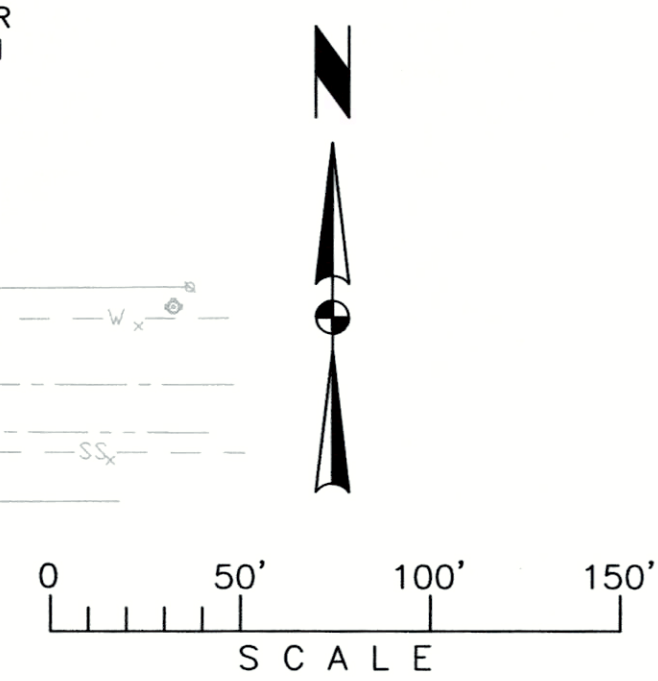
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AN AMENDED PLAT OF LOT 1A OF THE AMENDED PLAT OF LOT 1 OF MACKIN  
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SUBDIVISION, LOCATED IN THE SOUTH HALF OF THE SOUTHWEST  
QUARTER OF SECTION 34, TOWNSHIP 29 NORTH, RANGE 21 WEST, P.M.M.,  
FLATHEAD COUNTY, MONTANA.  
**LOT LAYOUT & UTILITIES**



**UTILITY PROVIDERS**  
ELECTRICITY - FLATHEAD ELECTRIC CO-OP  
TELEPHONE - CENTURYTEL (LAND LINE)  
CABLE TV - SPECTRUM  
WATER - EVERGREEN WATER & SEWER  
SANITARY SEWER - EVERGREEN WATER & SEWER  
SOLID WASTE - CONTRACT/EVERGREEN DISPOSAL  
GAS - NORTHWESTERN ENERGY

**DEVELOPMENT NOTES**

1. EACH LOT IN PROJECT WILL BE SERVED BY A PUBLIC WATER SYSTEM.
2. EACH LOT IN PROJECT WILL BE SERVED BY A PUBLIC SANITARY SEWER SYSTEM.
3. STORM DRAINAGE AND RUNOFF WILL BE RETAINED AND TREATED ON-SITE, THEN INFILTRATED THROUGH DRYWELLS.
4. PROJECT IS ZONED FLATHEAD COUNTY R-4.
5. INTERIOR ACCESS TO BE 24' WIDE ASPHALT PAVED SURFACE WITH CURB & GUTTER AND SIDEWALKS.
6. UTILITY SERVICE LINES NOT SHOWN FOR CLARITY.
7. DRY UTILITIES TO BE INSTALLED IN EASEMENT AREAS AS SHOWN ON ACCESS SECTION. DRY UTILITIES NOT SHOWN FOR CLARITY.
8. ALL INFRASTRUCTURE IMPROVEMENTS TO BE CONSTRUCTED TO MDEQ, EVERGREEN WATER & SEWER DISTRICT, AND FLATHEAD COUNTY STANDARDS.
9. EASEMENTS WILL BE PROVIDED FOR INFRASTRUCTURE IMPROVEMENTS PER UTILITY REQUIREMENTS.
10. SOLID WASTE BY CONTRACT HAULER. SINGLE CONTAINER PER RESIDENCE.
11. GROUP MAILBOX LOCATION IS PROPOSED AT THE ENTRANCE TO THE PROJECT.





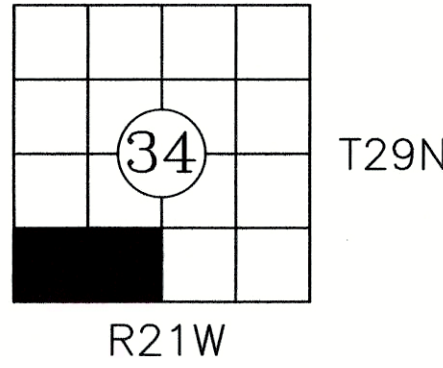
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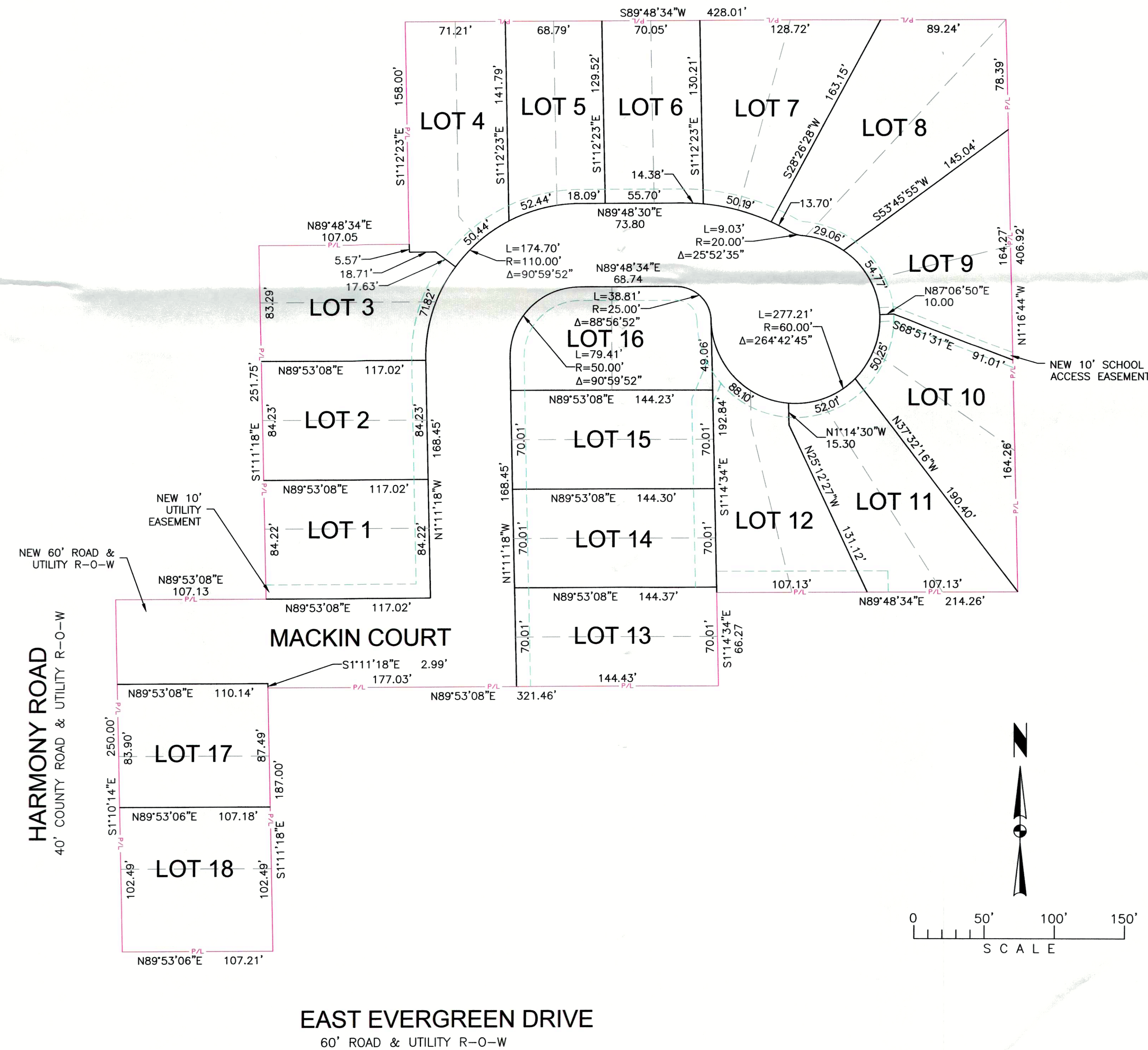
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QUARTER OF SECTION 34, TOWNSHIP 29 NORTH, RANGE 21 WEST, P.M.M.,  
FLATHEAD COUNTY, MONTANA.



**LEGAL DESCRIPTION**

A parcel of land located in the South Half of the Southwest Quarter of Section 34, Township 29 North, Range 21 West, P.M.M., Flathead County, Montana, being more particularly described as follows:  
Tract 1A of Amended Plat of Lot 1 of Mackin Subdivision and Lot 2 of the Hoiland-Day Acres, and Lot 2 of Mackin Subdivision, Records of Flathead County, containing 5.71 acres, more or less.

**AREAS & DIMENSIONS**



**AREA TABLE**

LOT 1	9,854 SF	0.226 AC
LOT 2	9,855 SF	0.226 AC
LOT 3	10,351 SF	0.238 AC
LOT 4	11,410 SF	0.262 AC
LOT 5	9,111 SF	0.209 AC
LOT 6	9,075 SF	0.208 AC
LOT 7	12,271 SF	0.282 AC
LOT 8	16,461 SF	0.378 AC
LOT 9	11,133 SF	0.256 AC
LOT 10	11,707 SF	0.269 AC
LOT 11	11,983 SF	0.275 AC
LOT 12	11,177 SF	0.255 AC
LOT 13	9,913 SF	0.228 AC
LOT 14	10,098 SF	0.232 AC
LOT 15	10,103 SF	0.232 AC
LOT 16	10,108 SF	0.232 AC
LOT 17	9,375 SF	0.215 AC
LOT 18	10,985 SF	0.252 AC
ROAD	53,997 SF	1.240 AC



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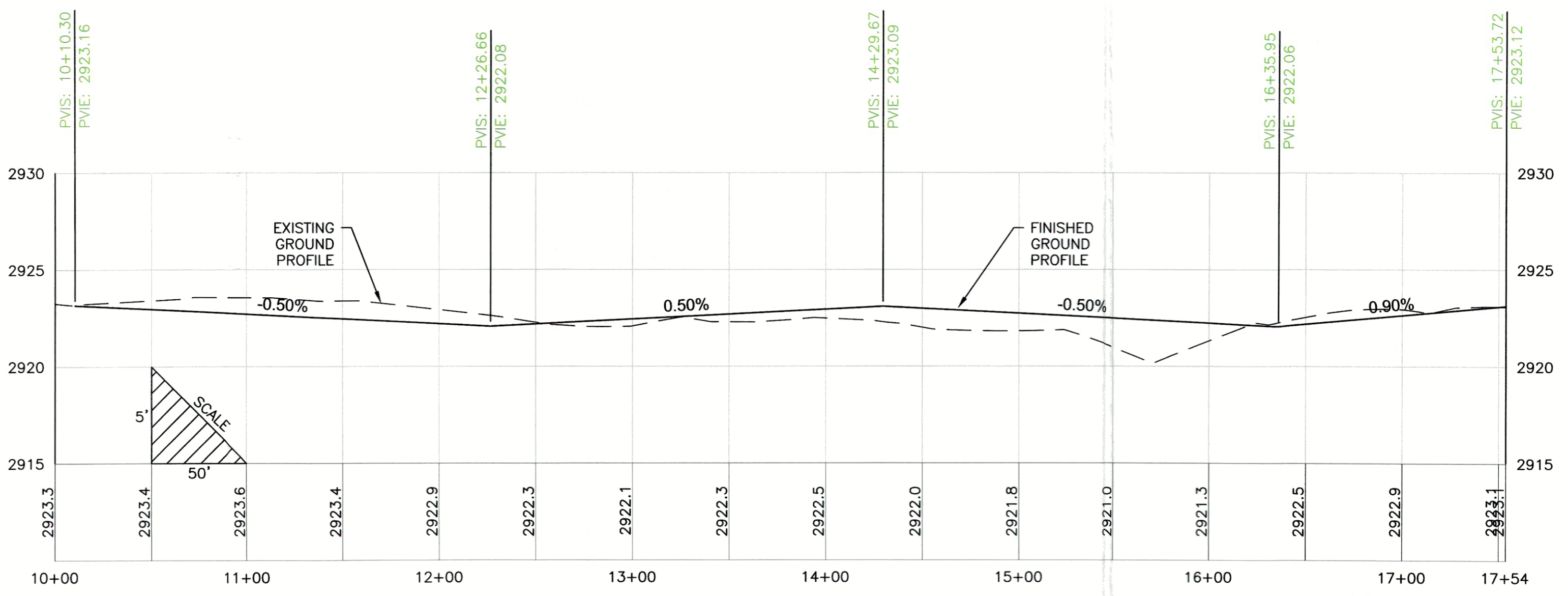
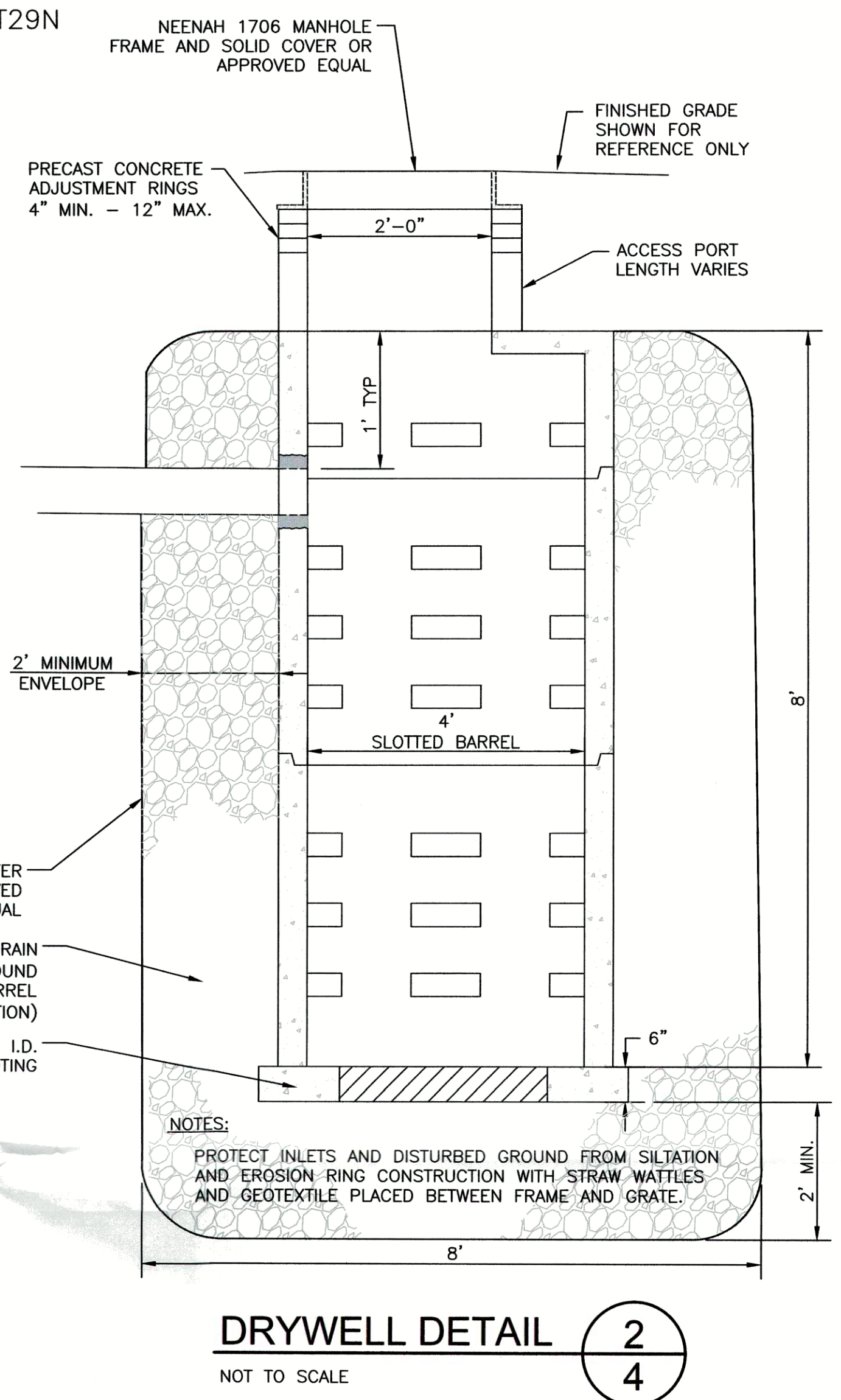
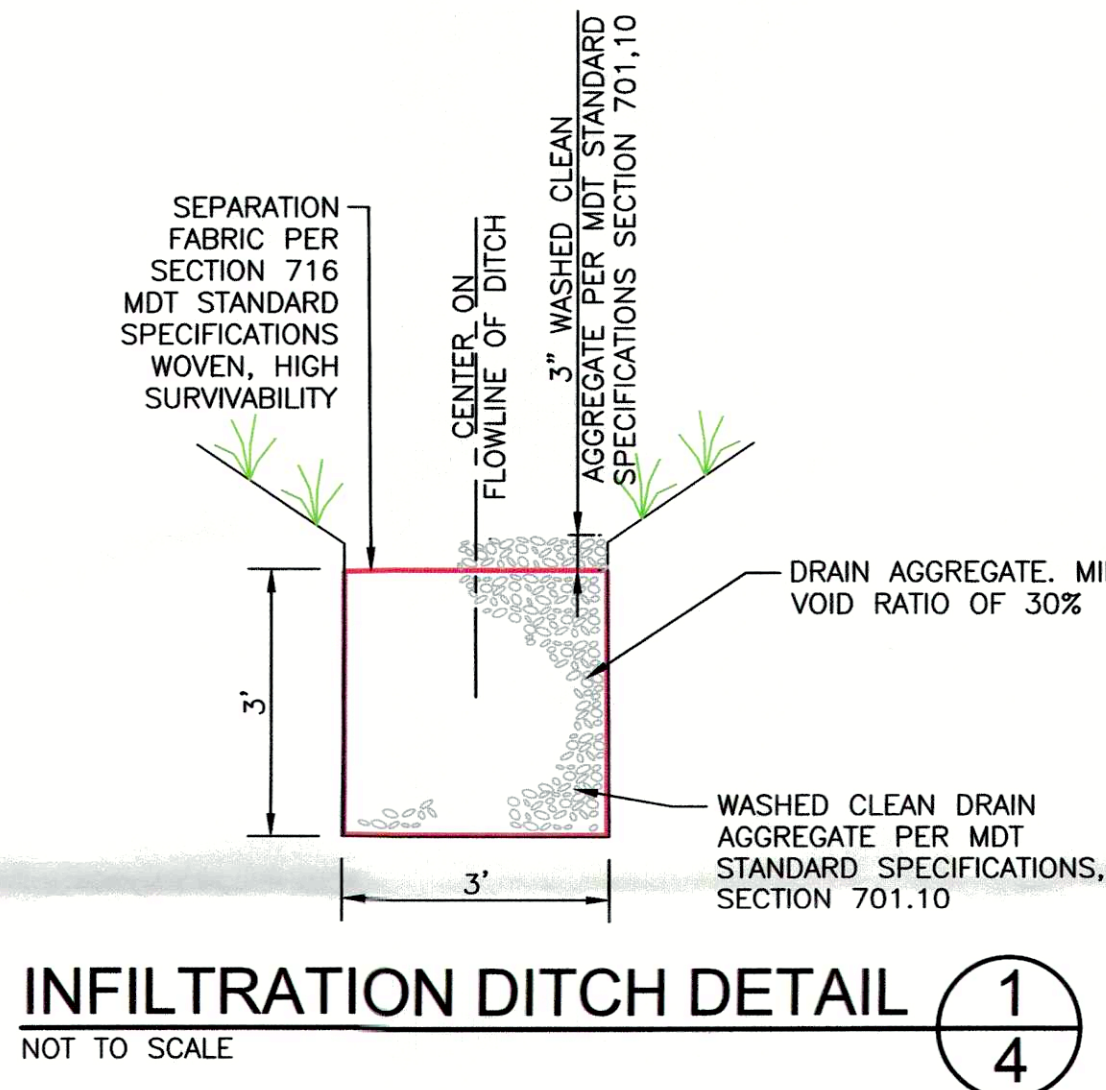
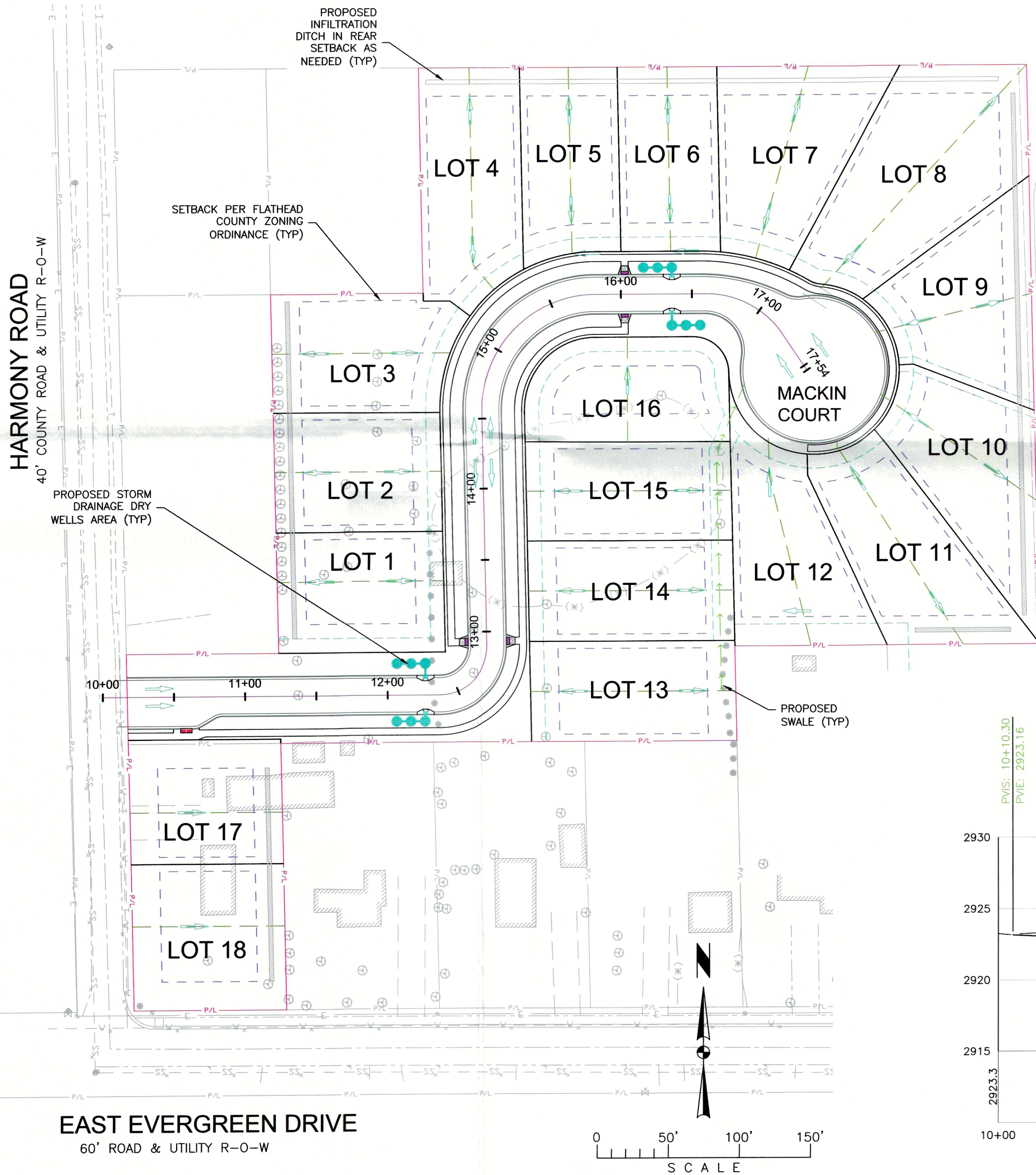


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FLATHEAD COUNTY, MONTANA.

**CONCEPTUAL GRADING & STORM DRAINAGE**

**GENERAL NOTES**

1. STORM DRAINAGE AND RUNOFF WILL BE RETAINED AND TREATED ON-SITE, THEN INFILTRATED THROUGH DRYWELLS OR INFILTRATION TRENCH.
2. STREET IS CROSS SLOPED @2% AND GRADED TO DRAIN TO PROPOSED DRYWELLS.
3. ALL BUILDING PADS GRADE TO STREET AND REAR LOT SETBACK.
4. ALL PROPOSED BUILDINGS TO BE SLAB ON GRADE WITH FINISHED FLOORS TO BE AT ELEVATION 2923.50-2924.50



STREET PROFILE